

**Arlington Redevelopment Board**  
**December 5, 2016 Minutes**  
**Town Hall, Lyons Hearing Room – 7:30pm**

This meeting was recorded by ACMi.

**PRESENT:** Andrew Bunnell (Chair), Kin Lau, Michael Cayer, David Watson

**ABSENT:** Andrew West

**STAFF:** Jennifer Raitt, Laura Wiener

**GUESTS:** Mary Winstanley O'Connor, Krattenmaker O'Connor & Ingber P.C.; Pam Hallett, Housing Corporation of Arlington; Clifford Boehmer, Davis Square Architects; Paul Warkentin, Davis Square Architects, Howard Muise, Transportation Advisory Committee.

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The Chairman opened the meeting at 7:30pm and turned to the first agenda item, continuation of public hearing, EDR Special Permit for Docket #3519, 19R Park Avenue, Housing Corporation of Arlington, to allow new construction of a residential property in the R-7 Apartment District--High Density zone. Mary Winstanley O'Connor advised the Board that an updated traffic report from BSC would be shared after the revised architectural plans were presented. Clifford Boehmer, Architect for the project, shared expanded shadow studies and noted that the building's impact would be minimal on abutting properties. He further noted that additional screening on the westerly edge of the property would reduce the visibility of the lighting on neighboring properties. Paul Warkentin, Architect, Davis Square Architects, shared updated plans for a redesigned corner building. The windows and massing have been changed to fit into the residential neighborhood. Mary Winstanley O'Connor, Attorney for the Housing Corporation of Arlington (HCA), stated that the report from the Transportation Advisory Committee (TAC) was reviewed by the Applicant's consultant BSC Group, and that HCA has accepted two of TAC's recommendations—no left turn from the driveway and a sign reading "Do Not Block the Intersection". Howard Muise, Chair of TAC, stated that TAC reviewed the proponent's response and felt it was appropriate. Mr. Bunnell opened public comment.

Christine Gilbert of 56 Westminster Ave. thanked the board for their efforts and expressed hope for a compromise between the project and the neighbors. She also expressed concerns about traffic and pedestrian safety. Ed Temblay of 76 Wright Street expressed concern about parking and snow removal. Gary Kalajian of 24 Nourse Street is concerned about the height of the building. John Leonard, Town Meeting Member, Precinct 17, 26 Grove Street asked about Deed Restrictions for affordable housing, dumpster location and trash pick-up. Pam Hallett responded that there will be a deed restriction ensuring the units will be affordable to low and moderate income households in perpetuity. Lisa Heinz of Sunset Rd. expressed concern about curb elevation. Bob Levane of 26 Lantern Ln. spoke in support of the project. Michael Vest shared his experience as a tenant with HCA and expressed his support. John Guist, Town Meeting Member, and Neal Mongold, 12 Brattle Place, shared their support for HCA and the project. Dave Berggren of 2 Reservoir Rd. expressed concern about shadow impacts and flooding. Chris Loreti of 56 Adams Street inquired about setbacks, the parking reduction zoning bylaw, and whether the project would go to the Conservation Commission. Jenny Raitt replied that it would. William Thorndike of 1165R Mass Ave spoke in support of the project. Kate Casa of 62 Wollaston Rd. and Patricia O'Connor Prindle of 13 Newport Street supported the project. Tami Kalajian expressed concern about flooding, pedestrian safety and the size of the project. Tom Nee of 76 River Street supported the project. Suzanne McLeod of 61 Mountain Ave. supported the projected but preferred a more unique design. Linnea Berggren of 2 Reservoir Rd. expressed concern about parking overflow on adjacent streets. Tom Mansfield of 11 Lowell Street Place expressed concern about the project size and its shadow impact.

Mr. Lau inquired about retaining wall placement at the edge of the property near the right-of-way, which could be unsafe. He suggested a berm might be used instead. The right-of-way off Park Ave. would be better used as a walkway rather than a driveway. Mr. Cayer asked for clarification of uses allowed in the right-of-way agreement. HCA responded that it would be used by emergency vehicles and would be kept clear, according to the agreement with owner Paul Merjanian. Mr. Cayer motioned to approve EDR Special Permit for Docket #3519, 19R Park Avenue, Housing Corporation of Arlington, to allow new construction of a residential property with 34 units of affordable

housing in the R-7 Apartment District--High Density zone with general and special conditions as read and presented. Mr. Lau seconded. All voted in favor. (4-0).

Mr. Bunnell closed the public hearing.

Mr. Bunnell opened the next item on the agenda, Discussion 2017 Town Meeting Warrant Articles. Jennifer Raitt, Director, DPCD, stated that the Warrant opened on December 6, 2016 and will close on January 27, 2017 and shared a brief overview of items being proposed. Laura Wiener, Assistant Director, DPCD, proposed to the Board for discussion an amendment to the newly adopted zoning by-law related to mixed use.

Chris Loreti of 56 Adams Street asked if the Board had considered a moratorium on recreational marijuana facilities. Ms. Raitt responded that it was not currently under consideration.

Mr. Bunnell moved to the next item on the agenda, ARB designee to Community Preservation Committee (CPAC). Ms. Raitt stated that Mr. Cayer would be departing from the Board on January 31, 2017 and sought a designee from the ARB to replace him. Mr. Cayer moved to temporarily appoint Kin Lau to the CPAC until a permanent replacement is found. Mr. Watson seconded. All voted in favor. (4-0).

Mr. Cayer moved to approve David Watson to represent the ARB on the Zoning Recodification Working Group, replacing Mr. Bunnell. Mr. Lau seconded. All voted in favor. (4-0).

Mr. Bunnell moved to the next item on the agenda, ARB support letters for Community Preservation projects. Ms. Raitt sought letters of support from the Board for various projects including historical, cultural and affordable housing projects. Mr. Bunnell responded that he did not want to write letters because many of the projects come before the Board. All Board members agreed.

Mr. Bunnell moved to the next item on the agenda, approval of Meeting Minutes from October 17, November 7, and November 21, 2016.

Mr. Lau moved to approve the Minutes from October 17, 2016. Mr. Cayer seconded. All voted in favor. (4-0).

Mr. Bunnell noted that a complaint was received from Chris Loreti regarding the interpretation of his comments on the November 7, 2016 Minutes. Mr. Bunnell stated that in accordance with the Attorney General the Minutes are an overview of the proceeding and not a transcript. He further stated that the Redevelopment Board meetings are recorded by ACMI and can be viewed for full meeting detail. Mr. Cayer moved to approve the minutes from November 7, 2016. Mr. Lau seconded. All voted in favor. (4-0).

Mr. Cayer moved to approve the minutes from November 21, 2016 as amended. Mr. Lau seconded. All voted in favor. (4-0).

Mr. Cayer moved to adjourn the meeting. Mr. Lau seconded. All voted in favor. (4-0).

Meeting adjourned at 9:50PM.